

1  
2  
3  
4  
5  
6  
7 UNITED STATES DISTRICT COURT  
8 SOUTHERN DISTRICT OF CALIFORNIA

9 Textron Financial Corp.,

10 Plaintiff,

11 v.

12 Michael S. Gallegos,

13 Defendant.

Case No.: 3:15-cv-1678-LAB-AGS

**AMENDED REPORT AND  
RECOMMENDATION TO GRANT  
PLAINTIFF'S APPLICATION TO  
AMEND THE SECOND AMENDED  
ASSIGNMENT ORDER**

14  
15 Due to a typo in the original order, the Clerk is directed to strike this Court's July 31,  
16 2018 Report. (See ECF No. 313.) The Court, instead, issues the following amended report  
17 and recommendation.

18 In compliance with this Court's Second Amended Assignment Order, defendant  
19 notified plaintiff of two new entities to be added to the list of entities subject to that Order.  
20 (See ECF No. 236 & 249.) Plaintiff moved to include the entities Burlington LLC and  
21 Holbrook LLC, and defendant did not oppose. Accordingly, the Court recommends  
22 plaintiff's motion to amend (ECF No. 307) be granted and the two entities be subject to the  
23 Second Amended Assignment Order. An updated Appendix is attached to this Report.

24 **IT IS SO ORDERED.**

25 Dated: August 15, 2018

26  
27  
28  
  
CLINTON E. AVERITTE  
UNITED STATES MAGISTRATE JUDGE

**UPDATED APPENDIX (08/15/2018)**

1. AP/APMC-GP II, LLC
2. Buy Prime Tickets LLC
3. AP/APMC Management II, L.P.
4. APMC Carlisle Hotel Investors, LLC
5. Advent Hotel Management Corporation
6. Advent Security, LLC
7. 220 Market Avenue Tenancy
8. Alameda Hotel Investment, LLC
9. Albuquerque Apartment Investment (Cancelled)
10. Albuquerque Office Investment (Suspended)
11. Albuquerque Phoenix Express, Inc. [Expired]
12. American Property Consultants & Appraisers, Inc. (Suspended)
13. American Property Global Partners, Inc.
14. American Property Hotel, LLC
15. American Property Management Corp.
16. American Property Realty Corporation
17. American Property Tax Company, Inc.
18. American Property Utility Consultants, Inc.
19. American Property Valuation Consultants, Inc.
20. AP/APH Branson, L.P.
21. AP/APH Cincinnati, L.P.
22. AP/APH Dallas, L.P.
23. AP/APH Palm Springs, L.P.
24. AP/APH San Antonio, L.P.

- 1 25. AP/APH Stoneleigh, L.P.
- 2 26. AP/APH Tallahassee, L.P.
- 3 27. AP/APH Ventures, LLC
- 4 28. AP/APMC Management, L.P.
- 5 29. AP/APMC Partners, LLC
- 6 30. AP/APMC Savannah, L.P.
- 7 31. AP/APMC Stockton, L.P.
- 8 32. APMC Concessions, Inc.
- 9 33. Bay Area Hotel Investment, LLC
- 10 34. Festival Marketplace, LLC
- 11 35. Canton Investment, LLC
- 12 36. Charleston Hotel Management Corporation
- 13 37. Charleston Investment, LLC
- 14 38. Computer Web Services, Inc.
- 15 39. Coronado Investment, LLC
- 16 40. Day-Florida, Inc.
- 17 41. Executive West Tenancy
- 18 42. Folly Beach Invstment, LLC
- 19 43. Garden Hotel Investment, LLC
- 20 44. J&E Florida, Inc.
- 21 45. JDJ Joint Venture
- 22 46. Jemez Investment, LLC
- 23 47. JML Office Investment, LLC
- 24 48. La Cuesta Limited Partnership
- 25 49. La Villita Condominium Tenancy Documents
- 26 50. La Villita Investment, LLC
- 27 51. Las Cruces Hotel Limited Partnership
- 28 52. Las Cruces Hotel Management

53. Market Avenue, LLC
54. Melbourne Beach Hotel Limited Company
55. Melbourne Beach Hotel Management Corporation, Inc.
56. Melbourne Beach Investment Limited Company
57. Mountain Road Hotel Investment, LLC
58. Mountain Road Hotel Investment, LLC
59. New Mexico Marketplace Tenancy
60. New Mexico Multi-Cultural Foundation, Inc.
61. Northside Hotel Investment, LLC
62. Old Town Hotel Investment, LLC
63. Pan American Hotel Investment, LLC
64. Pan American Hotel Tenancy
65. Passaic Investment, LLC
66. Pecos Hotel Investment, LLC
67. Picacho Hotel Investment, LLC
68. Rio Grande Hotel Investment, LLC
69. Rocky Mountain Hotel Group, LLC
70. Sandia Investment, LLC
71. San Diego Hotel Tenancy
72. Sandoval Investment, LLC
73. Sangre de Cristo Hotel Investment, LLC
74. Santa Fe Hotel Investment, LLC
75. Santa Fe Picacho Hotel Management Corporation
76. Santa Fe Picacho Hotel Tenancy
77. Sixty-five Willowbrook Investment, LLC
78. Sixty-five Willowbrook Tenancy
79. Skyline, LLC
80. Skyline Joint Venture

- 1 81. South Carolina Investment, LLC
- 2 82. The Pointe, LLC
- 3 83. UBB Investment, LLC
- 4 84. Union City Hotel Management Corporation
- 5 85. Union City Hotel, LLC
- 6 86. Union City Investment, LLC
- 7 87. Visalia Hotel Tenancy
- 8 88. Visalia Hotel, LLC Entity
- 9 89. AP/APMC-GP, Inc.
- 10 90. Westside Office Investment Corporation
- 11 91. Wayne Investment, LLC
- 12 92. Oakland Hotel Ventures, LLC
- 13 93. American Property Hotel II, LLC
- 14 94. New Mexico Sequoia Investments, LLC
- 15 95. AP/APH Ventures II, LLC
- 16 96. Express Investment, Inc.
- 17 97. Patina Investments, Inc.
- 18 98. Market PlaceSalsa LLC
- 19 99. Coors/IliffJoint Venture
- 20 100. Faisel Joint Ventures
- 21 101. Magellen Investments, Inc.
- 22 102. Coach Hill Investments, Inc.
- 23 103. Fairborn Wright Office Investment LLC
- 24 104. Fairborn Investment, LLC
- 25 105. Dayton Investment, LLC
- 26 106. Tulare Investment, LLC
- 27 107. AP/APMC Partners II, LLC
- 28 108. Rosecrans Hotel Investment, LLC

- 1 109. American Property-Appraisal Management Company, Inc
- 2 110. RW Smith, LLC
- 3 111. AP/APMC-GP III, LLC
- 4 112. APMC Hotel Investors-LP, LLC (Cancelled)
- 5 113. APMC Hotel Investors-GP, LLC (Cancelled)
- 6 114. Santa Fe Salsa Company, LLC
- 7 115. Market Avenue Hotel, LLC
- 8 116. 1905/1909 Investment, LLC
- 9 117. Bell Tower Investment, LLC
- 10 118. Bellamah Investment, LLC
- 11 119. Harbour Lights Hotel Ventures, LLC (Cancelled)
- 12 120. Gaslamp Hotel Investment, LLC (Cancelled)
- 13 121. Canton Hotel Tenancy
- 14 122. Waikiki Hotel Investment, LLC
- 15 123. Continental Surf, LLC
- 16 124. Amberly Hotel Investment, LLC
- 17 125. NM Albuquerque Suites, LLC (Cancelled)
- 18 126. Eubank Investments, Inc.
- 19 127. Evergreen Investments, Inc.
- 20 128. St. Francis Hotel Investment, LLC, f/k/a Highway 85 Office Investment, LLC
- 21 129. Charlotte Office Investment, LLC
- 22 130. Columbia Office Investment, LLC
- 23 131. Parklane Office Investment, LLC
- 24 132. Rio Rico Resort Investment, LLC
- 25 133. Greenleaf Hotel, Inc.
- 26 134. Sassafras Hotel Investment, LLC
- 27 135. Sawmill Investment, LLC
- 28 136. San Joaquin Investment, LLC

- 1 137. Accentricks, Inc.
- 2 138. Lackland Hotel Investment, LLC
- 3 139. Renwick Investment, LLC
- 4 140. San Antonio Hotel Investments-LP, LLC
- 5 141. San Antonio Hotel Investments-GP, LLC
- 6 142. Galisteo Hotel Investment, LLC, f/k/a Cheever Hotel Investment, LLC
- 7 143. Lamy Hotel Investment, LLC, f/k/a Bexar Hotel Investment, LLC
- 8 144. San Antonio Hotel Ventures L.P.
- 9 145. Hotel Circle South Investment, LLC
- 10 146. CRS Hotel Investment I, LLC
- 11 147. San Diego Hotel Investment, LLC
- 12 148. Harbour Lights Hotel Operating Ventures, LLC
- 13 149. Magdalena Investment LLC
- 14 150. OntarioTowne, LLC, f/k/a Equity Realty Investors of Ontario, LLC
- 15 151. Inland Empire Inn-Vestments, LLC (Cancelled)
- 16 152. Coronado Hotel Management Corporation
- 17 153. Carlisle Hotel Ventures, LLC
- 18 154. Inland Haven Investments, LLC
- 19 155. American Property Investments, LLC
- 20 156. Mission Valley Hotel Venture, LLC
- 21 157. Sixth Avenue Parking Associates, LLC
- 22 158. Charlotte Office Tenancy
- 23 159. Columbia Office Tenancy
- 24 160. University Office Investment, LLC
- 25 161. Richland Office Investment, LLC
- 26 162. Mecklenburg Office Investment, LLC
- 27 163. Houston Street Hotel Partners, L.P.
- 28 164. Sundance Hospitality Corp.

- 1 165. NM Hotel Concessions, LLC
- 2 166. High Desert Hotel Investment, LLC
- 3 167. Concierge Entertainment Services, LLC
- 4 168. APMC Hotel Management, LLC
- 5 169. U.S. Grant Hotel Ventures, LLC
- 6 170. Pacific Hotel Concessions, LLC
- 7 171. Standard American-Albuquerque, LLC
- 8 172. Grover Beach Inn-Vestment, LLC
- 9 173. American Property Investors-Alexis Park, LLC
- 10 174. American Property Investors-Midtown, LLC
- 11 175. APMC San Diego Hotel Management, LLC
- 12 176. American Property Investors-U.S. Grant, LLC
- 13 177. CODA Investors-U.S. Grant, LLC
- 14 178. Sycuan Investors-U.S. Grant, LLC
- 15 179. Standard Hotel ABQ 2, LLC
- 16 180. Standard American - Amberley, LLC
- 17 181. American Property Investors-Knoxville, LLC
- 18 182. Armada Hotel Investment, LLC
- 19 183. Capitol Hotel Ventures, LLC
- 20 184. Sacramento Hotel Investment, LLC
- 21 185. Alexis Park Hotel Venture, LLC (Cancelled)
- 22 186. Alexis Park Hotel, LLC (Cancelled)
- 23 187. Front Range Hotel Concessions, LLC
- 24 188. Standard Hotel - COS 1, LLC
- 25 189. American Property Investors - Colorado Springs, LLC (Cancelled)
- 26 190. Hotel Plaza Real, LLC
- 27 191. Toledo Hotel Ventures, LLC
- 28 192. Cumberland Hotel Management, LLC



- 1 193. Nashville Hotel Ventures, LLC
- 2 194. American Property Investors - Nashville, LLC
- 3 195. Mid-Continent Hotel Management, LLC
- 4 196. Nashville Hotel Investment, LLC
- 5 197. Spinnaker Investors, LLC (Cancelled)
- 6 198. SHV - I, LLC (Cancelled)
- 7 199. SHV - II, LLC (Cancelled)
- 8 200. Sycuan Investors - Spinnaker, LLC (Cancelled)
- 9 201. Spinnaker Hotel Ventures, LLC (Cancelled)
- 10 202. Diamond Hotel Management, LLC
- 11 203. Tampa Hotel Ventures, LLC
- 12 204. American Property Investors - Tampa, LLC
- 13 205. Rancho Mirage Hotel Ventures, LLC (Cancelled)
- 14 206. American Property Investors - Rancho Mirage, LLC (Cancelled)
- 15 207. SNT - Rancho Mirage, LLC (Cancelled)
- 16 208. Triangle Investment - Rancho Mirage, LLC
- 17 209. Portfolio Hotels & Resorts, LLC
- 18 210. API - Rancho Mirage, LLC
- 19 211. Three Wall - Rancho Mirage, LLC
- 20 212. Three Wall - Tampa, LLC
- 21 213. American Property Investors, LLC
- 22 214. Tampa Oaks Hotel, L.L.C.
- 23 215. Standard American - Colorado Springs, LLC (Cancelled)
- 24 216. Austin Hotel Ventures, L.P. (Cancelled)
- 25 217. Austin Hotel Investment - GP, LLC (Cancelled)
- 26 218. Austin Hotel Investment - LP, LLC (Cancelled)
- 27 219. Arroyo Grande Inn-vestment, LLC
- 28 220. Stadium Hotel Investment, LLC

- 1 221. Reid Park Hotel Ventures, LLC
- 2 222. American Property Investors - Reid Park, LLC
- 3 223. API - Reid Park, LLC
- 4 224. Heritage Hotels & Resorts
- 5 225. Garden Inn Hotel Ventures, LLC
- 6 226. Reid Park Investors, LLC
- 7 227. Tucson Hotel Investors, LLC
- 8 228. Tampa Hotel Investors, LLC
- 9 229. Nashville Hotel Investors, LLC
- 10 230. Rancho Mirage Hotel Investors, LLC (Cancelled)
- 11 231. RLML Investment, LLC
- 12 232. DSS Hotel Investment, LLC
- 13 233. Front Street Hotel Investment, LLC
- 14 234. JDJ Hotel Investment, LLC
- 15 235. P&R Hotel Investment, LLC
- 16 236. W.O.T.B. - Nashville, LLC
- 17 237. Lynwood755 - Nashville, LLC
- 18 238. MFT - Nashville, LLC
- 19 239. JEV - Nashville, LLC
- 20 240. API - Nashville, LLC
- 21 241. SNT - Reid Park, LLC
- 22 242. DNT - Reid Park, LLC
- 23 243. YNT - Reid Park, LLC
- 24 244. Three Wall - Reid Park, LLC
- 25 245. Carter Beverage Corporation
- 26 246. American Property Investors - Westminster, LLC (Cancelled)
- 27 247. Villa Roma Ventures, LLC (Cancelled)
- 28 248. North Fort Worth Hotel Ventures, L.P.

- 1 249. South Fort Worth Hotel Ventures, L.P.
- 2 250. Meacham Hotel Investment - GP, LLC
- 3 251. Meacham Hotel Investment - LP, LLC
- 4 252. Alta Mesa Investment - GP, LLC
- 5 253. Alta Mesa Investment - LP, LLC
- 6 254. Gunter Hotel Ventures, L.P.
- 7 255. Gunter Hotel Investment, LLC
- 8 256. Travis Park Investment, LLC
- 9 257. American Property Investors - Gunter, LLC
- 10 258. Three Wall - Gunter, LLC
- 11 259. American Property Investors - Mission Bay, LLC
- 12 260. Mission Bay Hotel Investors, LLC
- 13 261. MB Hotel Ventures, LLC
- 14 262. Glenmont APMC Mission Bay, LLC
- 15 263. Glenmont REP II Mission Bay, LLC
- 16 264. Glenmont CIP II Mission Bay, LLC
- 17 265. ABQ Hotel Ventures, LLC
- 18 266. American Property Investors - ABQ, LLC
- 19 267. Rock Around the World Investment, LLC
- 20 268. Rock Around the World Management, LLC
- 21 269. Rock Around the World Development, LLC
- 22 270. La Jolla Shores Hotel Ventures, LLC
- 23 271. LJS Investment, LLC Entity Organization
- 24 272. Prava Hotel Investment, LLC (Cancelled)
- 25 273. Shores Hotel Investors, LLC
- 26 274. Sierra Investors - La Jolla, LLC
- 27 275. American Property Investors - La Jolla, LLC
- 28 276. Three Wall - ABQ, LLC

- 1 277. ABQ Hotel Investment, LLC
- 2 278. LJS Hotel Concessions, LLC (Cancelled)
- 3 279. Ontario Empire Hotel, LLC (Cancelled)
- 4 280. SL City Hotel Ventures, LLC
- 5 281. American Property Investors - SLC, LLC
- 6 282. Glenmont APMC SLC, LLC
- 7 283. Torrey Pines Hotel Investors, LLC
- 8 284. Downtown Hotel Investors, LLC
- 9 285. Salt Lake Hotel Investors, LLC
- 10 286. Harbor View Hotel Ventures, LLC
- 11 287. American Property Hospitality Management, LLC
- 12 288. APHM Hotel Management, LLC
- 13 289. APHM Carlisle, LLC
- 14 290. AP Hotels & Resorts, LLC
- 15 291. Glenmont CIP II SLC, LLC
- 16 292. Glenmont REP II SLC, LLC
- 17 293. APHM Investments, LLC
- 18 294. Cove Equity Group, LLC
- 19 295. APHM Dallas Galleria, LLC
- 20 296. APHM TX Concessions, Inc.
- 21 297. APHM NM Concessions, LLC
- 22 298. APHM Galleria - GP, LLC
- 23 299. APHM - DG, L.P.
- 24 300. APHM CA Concessions, LLC
- 25 301. APHM Zoso, LLC
- 26 302. APHM - ND, L.P.
- 27 303. APHM North Dallas - GP, LLC
- 28 304. APHM North Dallas - LP, LLC

- 1 305. APHM Palm Springs, LLC
- 2 306. Dallas North Beverage Club (Cancelled)
- 3 307. APHM Cancun, LLC
- 4 308. APHM SC Concessions, LLC
- 5 309. APHM North Charleston, LLC
- 6 310. APHM North Phoenix, LLC (Cancelled)
- 7 311. Arroyo Hotel, LLC
- 8 312. Grover Hotel, LLC
- 9 313. APHM Cancun Hotel Management, LLC
- 10 314. APHM AZ Concessions, LLC
- 11 315. APHM Kona Beach, LLC (Cancelled)
- 12 316. LAX Hotel Ventures, LLC
- 13 317. APHM Westward Look, LLC
- 14 318. APHM Sunport, LLC
- 15 319. OKC Hotel Ventures, LLC
- 16 320. Capital Brickell Hotel, LLC (Cancelled)
- 17 321. Columbia Hotel Ventures, LLC
- 18 322. Charlotte Hotel Ventures, LLC
- 19 323. Studio City Hotel Ventures, LLC
- 20 324. Gunter PS, LLC (Cancelled)
- 21 325. Westwind Charlotte, LLC
- 22 326. Westwind Columbia, LLC
- 23 327. Historico Hotel Investment, LLC (Cancelled)
- 24 328. APHM Studio City, LLC
- 25 329. APHM St. Louis, LLC
- 26 330. APHM Mexico City, LLC (Cancelled)
- 27 331. APHM FL Hotel Management, LLC (NIMES) Three Wall - Mexico City, LLC
- 28 (Cancelled)

- 1 332. Westwind Mexico City, LLC (Cancelled)
- 2 333. Whitney Feeder, LLC
- 3 334. Threewall Management, LLC (Cancelled)
- 4 335. Gateway HI, L.L.C.
- 5 336. La Mer Hotel S De R L De C V
- 6 337. St. Louis Hotel Ventures, LLC
- 7 338. Mayflower Hotel Ventures, LLC
- 8 339. APHM Mayflower, LLC
- 9 340. Mayflower Spa Ventures, LLC
- 10 341. Mayflower Land Ventures, LLC
- 11 342. Mexico City Hotel Ventures, LLC (Cancelled)
- 12 343. American Property Investors - OKC, LLC
- 13 344. DNT - OKC, LLC
- 14 345. YNT - OKC, LLC
- 15 346. Three Wall - OKC, LLC
- 16 347. API - OKC, LLC
- 17 348. APHM Marquis, LLC (Cancelled)
- 18 349. Ft Worth Hotel Ventures, LLC (Cancelled)
- 19 350. Westwind Ft Worth, LLC (Cancelled)
- 20 351. St Charles Hotel Ventures, LLC (Cancelled)
- 21 352. Westwind St Charles, LLC (Cancelled)
- 22 353. Pima Hotel Ventures, LLC
- 23 354. APHM Indianapolis, LLC (Cancelled)
- 24 355. Noel Road Social Club of Dallas, Inc.
- 25 356. IN Hotel Ventures, LLC (Cancelled)
- 26 357. Holualoa Hotel La Jolla, LLC
- 27 358. Valencia Villas, LLC (Cancelled)
- 28 359. Tripoli Olive Oil, LLC

- 1 360. American Property Management Intl, LLC
- 2 361. Charlotte Funds, LLC
- 3 362. Columbia Funds, LLC
- 4 363. Avenger Hotel Management, LLC
- 5 364. Health Foods, LLC
- 6 365. International Hotel Management, LLC
- 7 366. Jetstream Hotels & Resorts, LLC
- 8 367. Jetstream Hotel Management, LLC
- 9 368. Pacific Pearl Hotel Management, LLC
- 10 369. Pacific Pearl Hotel Management - Fort Myers, LLC (Cancelled)
- 11 370. ABQ Hotel & Waterpark Investment, LLC
- 12 371. Wisconsin Dells Investment, LLC
- 13 372. Pacific Pearl Hotels, LLC
- 14 373. Pacific Pearl Hotel Management - San Diego, LLC
- 15 374. Pacific Pearl Hotel Management - La Jolla, LLC
- 16 375. San Diego Harbor View Investment, LLC
- 17 376. Little Italy Hotel Investment, LLC
- 18 377. Downtown San Diego Hotel Investment, LLC
- 19 378. Harbor View Hotel Manager, LLC
- 20 379. Pacific Pearl Hotel Management - Wisconsin, LLC
- 21 380. Pacific Pearl Hotel Management - ABQ, LLC
- 22 381. Pacific Pearl Hotel Management - Las Vegas, LLC
- 23 382. Pacific Pearl Hotel Management - SLC, LLC
- 24 383. Pacific Pearl Hotel Management - Boerne, LLC
- 25 384. Pacific Pearl Hotel Management - NW,
- 26 385. Yakima Hotel Investment, LLC
- 27 386. Yakety Yak Investment, LLC
- 28 387. Pacific Pearl Hotel Management - Canton, LLC

- 1 388. Canton Hotel Investment, LLC  
2 389. PPH Sushi, LLC, f/k/a PPH Yakima Investment, LLC  
3 390. Pacific Pearl Hotel Management - Niagara, LLC  
4 391. FSSA3711, LLC  
5 392. Pacific Pearl Hotel Management - Ontario, LLC  
6 393. Atlanta Norcross Hotel Investment, LLC  
7 394. Peachtree Corners Hotel Investment, LLC  
8 395. Pacific Pearl Hotel Mgmt - GA, LLC  
9 396. Manzano Hotel Investment, LLC  
10 **397. Burlington LLC**  
11 **398. Holbrook LLC**  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28